



## MEETING POSTING

### TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

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NANTUCKET TOWN CLERK  
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**Committee/Board/s** | Finance Committee

**Day, Date, and Time** | Tuesday, September 13, 2016 at 4:00pm

**Location / Address** | 10 Surfside Road, Nantucket High School Cafeteria

**Signature of Chair or  
Authorized Person** | Lynell Vollans

**WARNING:** IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

### AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

1. Call to Order
2. Public Comment
3. Approval of Minutes from August 30, 2016 Meeting
4. Public Hearing for October 17, 2016 Special Town Meeting Warrant Articles
5. Discussion of October 17, 2016 Special Town Meeting Warrant Articles
6. Date of Next Meeting: TBD
7. Adjournment



## Town of Nantucket Finance Committee

[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Committee Members:** David Worth(Chair), Stephen Maury(Vice-chair), Clifford Williams, Matthew T. Mulcahy, John Tiffany, Joseph T. Grause Jr., Peter McEachern, Henry Sanford

### MINUTES

**Tuesday, August 30, 2016**

4 Fairgrounds Road, Community Room – 4:00 p.m.

Called to order at 4:00 p.m.

Staff in attendance: Brian Turbitt, Director of Finance

Attending Members: Worth, Maury, Williams, Tiffany, Grause, McEachern

Absent Members: Mulcahy, Sanford

Late Arrivals: None

Early Departures: None

Documents used: July 27 & August 1 & 4, 2016 minutes; Warrant Articles for 2016 Special Town Meeting.

#### I. ANNOUNCEMENTS

1. None

#### II. PUBLIC COMMENT

1. None

#### III. APPROVAL OF PRIOR MEETING MINUTES

1. July 27, 2016: Approved by unanimous consent.
2. August 1, 2016: Approved by unanimous consent.
3. August 4, 2016: Approved by unanimous consent.

#### IV. REVIEW OCTOBER 17, 2016 SPECIAL TOWN MEETING (STM) WARRANT

1. Article 2 (Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes)

Sitting: Worth, Maury, Williams, Tiffany, Grause, McEachern

Recused: None

Discussion: **Worth** – This is a very complex issue with a very big price tag; there is a lot of information that is probably correct and incorrect had half-way correct and known and unknown information.

**Tiffany** – As he understands this article, it is not asking for the money.

**Turbitt** – This asks for the full amount and authorizes the construction, installation, and equipping of the extension of municipal sewer lines and associated infrastructure for the Surfside Wastewater Treatment Facility (SWTF). The amount would be part of a FinCom affirmative motion: to allow borrowing in the amount of ...

**Kara Buzanoski**, Director of Department of Public Works (DPW) – The request is for the full \$75 million for design and construction.

**Rosemary Blacquier**, Woodward & Curran – Reviewed the PowerPoint® presentation. The sewer project is based upon the Town's Comprehensive Management Plan (CWMP) completed in 2004; the update including the nitrogen loading was done in 2014. It ranks all the areas on the island that need off-site location for wastewater. Federal and State mandates the Total Maximum Daily Load (TMDL) of pollution that can go into water body and maintain water quality.

Reviewed the Board of Health regulations related to water quality in nitrogen sensitive areas.

Explained how nitrogen damages the marine environment. SWTF is going through an upgrade to handle all wastewater needs. Madaket is proposed to go forward as a two-phase construction with Phase I to Somerset to provide necessary infrastructure to bring Madaket and Warrens Landing

through. They were chosen as needing wastewater treatment in 2004 before we knew anything about nitrogen pollution; the groundwater is very high and soils are sandy leeching inefficiently. **Roberto Santamaria**, Department of Health Director – The Health Department has seen in Madaket is a separation from groundwater as low as 1.5 feet; the reason for mounded systems is to meet the Title 5 groundwater separation. Explained how I/A systems remove most of the nitrogen before reaching the leech field. The State has refused to allow Madaket to become a tight-tank district because tight tanks are a last resort; explained the difficulties with tight tanks needing to be pumped on a weekly basis for year-round use.

**Worth** – One issue arising is an all or nothing approach; as much as the report states there is a menu of solutions. Suggested thinking of Tight Tank as a partial solution for summer homes near the creek and a different solution for homes farther away. Sewer is a \$75 million solution over a possibly easier administrative solution.

**Santamaria** – Noted that tight tanks are not easier considering the seasonal tanks when locked up are creating sewer gases to include methane; if that is left in an area that does not freeze, the tank effectively becomes a land mine. There are more safety issues involved with tight tanks.

**Worth** – The frustration is with not applying enough effort to create an alternate solution to the problem. Saying “no” to tight tanks doesn’t allow a complete picture of what is happening.

**Buzanoski** – Making Madaket a tight-tank district is something that the CWMP looked at and discussed with former Department of Health Director Richard Ray and Massachusetts Department of Environmental Protection (DEP). Right now, tight tanks are not allowed under the Title 5 regulations. Getting the area across Millie’s Bridge approved as a tight-tank district was a very long process. Noted that the whole watershed around Hither Creek runs together; so even if it was possible, there are other areas that will feed into it.

**Santamaria** – There is an argument for I/As in the area; I/As only remove 50% of the nitrogen coming out of the effluent; however 50% of 48% is only 28% but is still more nitrogen than what the landfill is producing.

**Worth** – Asked if Mr. Santamaria is familiar with nitric systems which produce 92% removal and are permitted in Massachusetts.

**Blacquier** – Nitric systems need a significant amount of land; they might be feasible in only the Nantucket Harbor/Shawkemo district.

**Santamaria** – Of the 574 septic systems in Madaket, 85 have technically failed; if sewer doesn’t go there, they will have to install I/A systems. For the 26 systems that in hydraulic failure, we have finished our enforcement on them and they are in the process of getting the systems fixed and back up to Title 5 compliance. If the funding is not approved, the Health Department will initiate enforcement action on the 85 technical failures. In Madaket 69 properties have already installed I/A systems. Noted that the most recent estimate for I/A installation labor and material only was just over \$42,000; that does not count mountings, engineering, permitting, landscaping. If the mounding is more than 5 feet, the system could cost up to \$95,000 or more. The operating and maintenance agreement is about \$1,800 a year. Noted that a pump out is about \$900 every two years.

**Buzanoski** – The average water/sewer bill is \$1,200 to \$1,500 a year.

**Tiffany** – Asked for the breakdown of the cost of sewer.

**Turbitt** – It is close to \$80 million with Somerset added: \$61 million for Madaket/Warrens Landing and \$17 million for Somerset. Explained the starting point, and how the cost increases were calculated to include adding 4.4% inflation.

**Buzanoski** – Explained the \$80 million is very conservative.

**Tiffany** – Asked if the cost was compared to other communities.

**Buzanoski** – No, the cost of sewer here is not comparable to other communities.

**Blacquier** – Stated that what they have seen on the mainland is very competitive pricing for pipework; but that can’t always be coordinated to Nantucket. Noted that there are many contractors looking for work, which is conducive to receiving multiple bids.



**Worth** – He's bothered by the apparently excessive cost of running pipes across the Island and out to Madaket. Asked what the breakdown is.

**Turbitt** – The \$61 million is to go from the end of Somerset to Madaket; the \$17 million goes from Surfside to the end of Somerset.

**Worth** – Asked what the cost of the transmission pipe from Somerset to the Madaket area would cost and the cost of digging and trenching to the 500+ homes in Madaket.

**Blacquier** – It has to do with the linear feet and number of pump stations needed to get from Madaket/Warren's Landing to Somerset. Noted that due to the seasonal flow, there will be two different sized force mains running from Madaket to Somerset.

**Williams** – It seems there will be a need for a lot of pumping stations.

**Blacquier** – That would be part of the design. Once the design work is done, the cost could be less than projected. Continued to review the PowerPoint® presentation. Noted that fertilizer only contributes 8% of the nitrogen loading. She sent in an application for a loan from the State Revolving Fund (SRF) for this project; the Town has an opportunity for a zero-percent loan and that can be paid back over 30 years.

**Turbitt** – Reviewed the impact of cost of both phases of the project on homeowners. This will be 100% on tax payers and voted at the 2016 Annual Town Meeting.

**Blacquier** – Noted that Nantucket is further ahead than many communities on reducing the total maximum daily load. If the State has to enforce the total maximum daily load, the Town loses the ability to borrow SRF money; they can dictate to the Town how and when the project will be done and not loan the money. The Town is making progress in planning and studies; when talking about progress, they are talking about the threshold numbers coming down.

**Worth** – Review what Nantucket has done in this area. He is mystified that unless we put sewer in, we aren't making progress; we are doing a lot and spending a lot of money on these projects. It would be helpful for the committee to get a sense as to whether or not the Town is making progress.

**Blacquier** – The filed CWMP has an adaptive management plan on how the Town will move forward to address the nitrogen pollution in the different areas; detailed a combination of sewer and septic with additional testing to finitely determine that mining the landfill is making the numbers. One station in Long Pond has shown improvement while the other has varied; we need to finitely determine whether or not it is the mining. Noted that modeling indicated that removing the landfill altogether would not sufficiently reduce the nitrogen to meet the threshold.

**Worth** – The stations indicated there is an improvement in Long Pond with the three-year average below .8, which is the threshold for nitrogen in Long Pond. If remodeling has been done with the current data, it should be shared; if remodeling hasn't been done, we should take a look at updating the models. This model was done in 2009 before the landfill mining started. Apparently something is happening; but we don't know the full impact of taking care of the landfill.

**Blacquier** – The water quality testing company has suggested additional testing to finitely determine whether or not the mining of the landfill is having an impact on Long Pond. They have recommend that the Town do that additional testing. Explained how one station in the pond could be showing a variance. Noted that if the large number of septs are still loading nitrogen into the pond, the upstream improvements with mining the landfill are not going to help downstream where septs are loading nitrogen. The science indicates that the septic load needs to be removed.

**Worth** – Reiterated that as he sees the data, the numbers are going down with mining of the landfill and should recommend to the Town to speed up mining the landfill will help Long Pond; then look at the numbers again.

**Kaitlyn Shaw**, Natural Resources – The threshold based in Long Pond is called the Secondary Threshold; that is not the threshold upon which the DEP is basing Nantucket's mandate of the Clean Water Act. Last year at the Hither Creek Station, the total nitrogen content raised above

the threshold again; this station needs to be below the TMDL for three consecutive years in order to consider removing Hither Creek from the 303D List.

**Worth** – Asked if they are suggesting that there is no relation between the improvement on Long Pond and the Landfill.

**Shaw** – There is a relationship. However, without reducing the wastewater load as well; the effects will be the same degradation in sea life in Hither Creek. She doesn't believe a wait-and-see attitude is warranted in this case, especially give the loss of eel grass in Hither Creek.

**Grause** – Asked Mr. Worth about his line of questioning; it seems to him there is still an issue of the septs in Madaket discharging into the water.

**Worth** – He believes due to the improvement in Long Pond connected to the mining of the landfill, one could presume that improvement is having an impact on the water quality in Hither Creek. If that is the case and we get close to the goal of .45 TMDL in the creek, perhaps there is another set of solutions other than spending \$71 million.

**Grause** – We still have to address 574 putting nitrogen into the groundwater. As he reads the data, there is an improved flow coming from the pond but it jumps up again at Hither Creek, which he assumes is from the homes in the area.

**Buzanoski** – The upstream improvements don't negate the need to deal with the downstream inputs. The septic systems need to be removed out of the watershed. There were discussions about adaptive management issues that would improve the situation in Madaket Harbor. Madaket has an issue, septic systems.

**Worth** – One area of discussion would be the increased land use, density issues.

**Buzanoski** – Andrew Vorce, Director of Planning, shared the rezoning of the area he spearheaded: the LUG3 and Village District are the two lowest density zoning and require 3 acres.

**Worth** – Currently septic systems limit the size of the houses notwithstanding how it's zoned. The character of that part of the island will change when sewer goes in because with sewer there would be an incentive to build bigger homes, which is where Nantucket is headed.

**Buzanoski** – The zoning will never be able to limit the number of bedrooms on a parcel; it is based strictly on groundcover and that area is at 10 percent. Explained the sewer capacity was based upon to possibility of complete build-out of Madaket.

**Worth** – Asked if the sewer system could be based upon the current number of bedrooms as they exist in Madaket and sized to cover the current flows.

**Buzanoski** – The only place she would run that risk is sizing the municipal pump station. She would not make the pipes too small. If the pipes are too small and the capacity is exceeded, the Town would have to increase the size of the pipes.

**Tiffany** – He assumes Ms Buzanoski has been generous in looking at the pipe size.

**Buzanoski** – We have been very conservative in the conceptualization.

**Maury** – Pointed out that once sewer is installed, the Town cannot dictate the number of bedrooms, which would be legally allowed by zoning for a lot. Once in a sewer district, a property has all the rights of being in a sewer district.

**Buzanoski** – Even if the Town voted not to expend additional funds to increase capacity, a property owner has the right to do what is required to open up the flow.

**Worth** – There seems to be a discussion from water company that since septic systems would be abandoned, there will be deleterious effect on the lens; that would require water to be installed in all of Madaket. That strikes him as an unanticipated expense to the homeowners.

**Buzanoski** – It goes to the depth of private wells; municipal wells go to 30 to 60 feet, which is a significant groundwater lens. If private wells are pulling from that lens, eliminating some flows from septic would cause some issue with quantity; but if that is the water being taken, there isn't enough depth for the soil to renovate the septic flow. If the well is in 40-60, you want Town water. Any well deeper than that isn't affected.

**Worth** – Asked if Woodward and Curran had a hydrologist look at that issue.

**Blacquier** – Not at that particular issue. Explained how the flows were estimated. The ability to capture and treat wastewater is a finite number; only allowed at build-out 4 million gallons.

**Worth** – Would like a definitive answer as to whether or not all of Madaket would have to go onto Town water should the area be sewerred. There are still a lot of houses not on Town water.

**Buzanoski** – She will investigate that.

**Santamaria** – As far as well becoming brackish, they are looking at that; the sea level is rising and wells are rising. Water will have to be brought to that area anyway.

**Worth** – This is a big expenditure, and asked about the possibility of getting a second opinion from a consultant company that deals with alternate wastewater approaches for moraine areas with the particular wastewater issues Nantucket has.

**Buzanoski** – Through the CWMP process, the proposal for the Capital Improvement Program have all been reviewed and approved through the Massachusetts Environmental Protection Act (MEPA) process as well as the DEP implementation of that process. She's not sure there would be a different answer as this is what the regulators have accepted.

2. Article 1 (Appropriation: Sewer Project/Madaket/Warren's Landing/Somerset)

Sitting      Worth, Maury, Williams, Tiffany, Grause, McEachern

Recused      None

Discussion      **William Grieder**, 10 F Street – They are not asking to stop sewer from coming to Madaket but to wait until many questions are answered or clarified. Feels the discussion on Article 2 has made a case for this delay. The Town should understand the financial impact of projects. Delaying vote is not going to impact the application for zero percent financing. Also suggest the Town applies to increase the landfill mining; that is a clean water process. The Town has yet to provide a revised full build-out analysis; the MEPA potential needs to be updated under both current zoning and Board of Health (BOH) regulations and then what it would be under sewerage. Once septic systems are decommissioned, that becomes additional area for structures; this would change the look and feel of Madaket. We are trying to bring awareness to what it means to bring sewer to Madaket and how that affects Madaket and the Island. Some non-conforming non-buildable lots will become buildable. The frequently asked questions (FAQ) has some inconsistencies and errors that need to be addressed; first and foremost is the statement that there are no large lots; there is a 13 acre parcel that would become ripe for a 40B development, which would be outside all local regulations. Another issue would be the possibility of smaller 40Bs. Increased density has potential financial impacts on the community: increased seats and staffing for schools, increased traffic and road repairs. In the meantime, the Town could increase the landfill mining; also would like to know the status of the landfill going forward and the impact on taxes. There is an issue with the cost analysis to point on this project. Ask for a delay to until at least the Annual Town Meeting.

**Tiffany** – If sewerage is the way to go and we ascertain it will have further financial implications, asked if it should be denied on that basis.

**Grieder** – No; the Town needs to know the financial implications of the sewer and hopefully stopped the process of the Town going back and asking for more money.

**McEachern** – Asked if Mr. Grieder has formulated a list of his questions and submitted them to the Town.

**Grieder** – We are working on that; the first push was to get the article on to allow time to put a comprehensive list of questions together. Noted how long it took the Town to produce the FAQ; it will take time for a citizen to respond to that. Residents have been hounding the Town when for 13 years the Town wasn't enforcing the inspection of systems to improve the water quality. Noted that the resident associations in Madaket have asked several questions in regards to sewer and have not received answers; cited some examples of unanswered questions.

**McEachern** – Asked how long it might take to put together the list of questions.

**Grieder** – He doesn't know the answer to that; they are formulating the list now. It shouldn't be just about our concerns, this is an Island issue that affect the quality of life and tourism. Trying to get a better understanding of what is expected of homeowners and what is expected of the Town.

**Worth** – If FinCom is to make a recommendation and comment, asked how it might be phrased so the Town knows the what the expectations for it would be over the intervening months.

**Bruce Mandell**, 10 Midland Avenue – This article was carefully written; it seeks a deferment of the two issues being proposed by the Town and hopefully have those resolved by April. This article also seeks to establish a work group to try to answer the open issues and unanswered questions; the work group would include members from Madaket, the Island, and the Town. Noted that the July forum only led to more questions; they were told the FAQ would be published within a week; it took five weeks for that to be published coming out last week. It is nine pages with still open questions. We have to protect the eel grass, groundwater and the watershed; there are so many open questions: financial, technical, and density. We are going to authorize \$78 million; the Town keeps coming back for more money because things haven't been carefully considered the first time. The schematic plans for the sewer are not yet developed; the less information in design leads to more costs as the project develops; all we have are numbers for design and construction with not enough information. This system is to operation 8 years from now; we are asking for four or five over-lapping months to come up with more answers so that the voters are making a fully informed decision; if we delay the vote to April, we can still meet the July 2017 or October 2016 thresholds. Noted that he came with 25 or so open questions and after the discussion today has perhaps 40. Hopes FinCom would support the concept of taking the time to get those answers.

**Tiffany** – Noted that you never get to the point where there are no unanswered questions. At some point in time, we will have to move forward.

**Maury** – How can the Town answer questions it doesn't have. This issue has been on the table for a long time; there have been months and years to compile these questions.

**Mandell** – Stated they asked questions at a forum and feels they did not receive solid answers. Stated there is point at which questions are adequately answered and know there is enough financial feasibility enough technical details to have a reasonable assumption that it will be successful. This is determined by the Finance Committee or the voters.

**Victory Girvan**, 11 Midland Avenue – Asked what is the down side of waiting. This project won't be complete for many years and have waited a long time for this. She is in favor of sewers but agrees there are a lot of unanswered questions especially as far as the possibility of increased density.

**Charles Stott**, President Madaket Resident Association – Our members support preserving the water resources. A major concern among the member is over development, especially under 40B. they will deciding on what position to take on the warrant articles.

**Mandell** – Stated that very recently he was in discussion with the Wannacomet Water Company (WWC) about when Town water would be brought down Midland Avenue. At that time, he became aware that the hydrology in the area, due to the thin freshwater layer on top of a thick saltwater layer would be affected by sewer by driving the saltwater layer up, thus making the water in wells brackish. He didn't know about that as recently as eight months ago.

**Worth** – Noted that there will be a public hearing on these articles on September 13, 2016; asked Ms Buzanoski that if she had any information from WWC that she share it with the FinCom, especially any financial ramifications.

**Buzanoski** – Noted that water installation could be done at the same time as sewer installation. In regards to systems that are in place, the BOH has a waiver provision and can extend the amount of time for connection if it is necessary. In regards to cost, the Connection Fee is \$500 and the Privilege Fee is added to the tax bill. Construction costs are paid to the contractor. The design will be based upon the survey. Noted that it takes time to get the easements for private

roads, do the surveys and design, and to go out to bid. In Mr. Mandell's handout, some items noted as not included are included in the construction costs.

**Worth** – Asked Mr. Santamaria about the BOH codifying the program rather than being discretionary.

**Santamaria** – The BOH has already expressed an interest of granting waivers for people who have upgraded to I/A systems; they would rather take the requests on a case-by-case basis. Reviewed how the Health Department is tracking the septic systems in Madaket. Spoke to the need for 40B developments and how housing and sewer help address the need.

**McEachern** – Asked Mr. Santamaria if his department has closed any wells in Madaket due to chloroform or salinity.

**Santamaria** – No, when the water test comes back positive for chloroform, they sanitize the well. For high salinity, the owner can use reverse osmosis system or drill a new well.

**Buzanoski** – The Affordable Housing Trust Fund has completed a housing plan with a safe-harbor provision for required affordable housing; noted that will be reached with proposed developments by the Richmond Company. Explained that existing septic systems can remain in the ground unless the owner wants to build a structure on top of it.

**Worth** – Reiterated that the public hearing will be on September 13, 2016.

## V. APPOINTMENT OF FINCOM REPRESENTATIVE TO FIRE STATION WORKGROUP

Motion to Appoint Stephen Maury. (made & seconded) Carried unanimously

## VI. NEXT MEETING DATE/ADJOURNMENT

Date: Tuesday, September 13, 2016; 4:00 p.m.; TBD

Topics: Public Hearing and motions on warrant

Discussion about possible location of the public hearing.

Further discussion and review of plans to sewer Madaket/Warren's Landing/Somerset Road.

**Worth** – His issue is that the Town never had the engineer look at alternate plans. Nitric systems remove up to 90% of the nitrogen; those in conjunction with tight tanks, mining the landfill, and other efforts to reduce the nitrogen load should be adequate.

**Tiffany** – There is a myriad of financial effects from this project.

**Maury** – Noted that a previous project to install windmills at the Madaket Landfill was “studied to death” by a similar group of people. He does not want to see that happen with this; this project was on the table last April and all these issues had already been contemplated. Questions being asked today could have been asked a year and a half ago.

**Williams** – In his opinion, the WWC should have made the hydrology information available.

**Tiffany** – He would like to know, from an expert, whether or not there are other alternatives to reducing the nitrogen loading.

**Maury** – Suggested the citizens in Madaket getting a zoning change for the area to keep it rural.

**Worth** – In response to a question about mining the landfill, it isn't moving fast enough. The mining has made a significant reduction in nitrogen loading that has held in Long Pond.

Discussion about the number of homes on Smith's Point that have tight tanks, whether or not there are alternative solutions, and whether or not the cost estimates were arrived at logically.

Discussion about whether or not the committee has the ability to hire an engineer consultant.

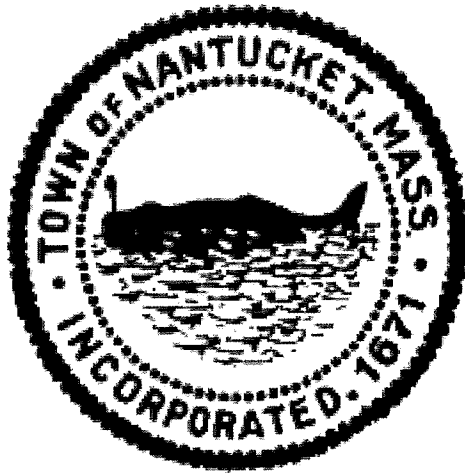
Adjourned: 6:49 p.m.

Submitted by:

Terry L. Norton



COMMONWEALTH OF MASSACHUSETTS  
TOWN OF NANTUCKET



WARRANT FOR

Monday, October 17, 2016 SPECIAL TOWN MEETING  
Nantucket High School  
Mary P. Walker Auditorium  
6:00 PM

Town of Nantucket  
16 Broad Street  
Nantucket, MA 02554  
(508) 228-7255  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

To the Constables of the Town of Nantucket:

**GREETING:**

*In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Nantucket qualified to vote in Town affairs, to meet and assemble themselves at the Nantucket High School Auditorium at 10 Surfside Road in said Nantucket, on*

**MONDAY, OCTOBER 17, 2016 AT 6:00 PM,  
THEN AND THERE TO ACT ON THE ARTICLES  
CONTAINED WITH THE ENCLOSED WARRANT:**

\*\*\*\*\*

To act upon and transact any business relative to the foregoing subjects which may, then and there, come before said meeting.

**ARTICLE 1**

**(Suspension of Madaket/Warren's Landing/Somerset Sewer Extension Request)**

To see if the Town will vote to: suspend until the next Annual Town Meeting, any and all consideration and final decisions regarding the expansion of the sewer district and appropriation of funds for including individual lots into the sewer district that are within the Madaket Harbor and Long Pond watershed area. The purpose of such deferral being to immediately allow creation of meetings and forums to try to resolve open financial issues and address other unanswered questions or open issues toward providing transparency in the decision making process and fully informing the voters in a timely manner ahead of any voting on the matters. Or to take any other action related thereto. Creation of a Madaket / Warren's Landing sewerage work group is encouraged, consisting of one representative of the Madaket Conservation Association, one from Madaket Residents Association, one from Warrens Landing Association, Town Manager's designated staff person, a representative of the Board of Selectmen, a representative from Finance Committee, a representative from SHAB. The Board of Selectmen, upon advice and consent of the workgroup, may make constructive changes to the language of the mission of the workgroup as may be necessary or advisable toward perfecting the role of the workgroup in order to achieve the intent of this article, which is to resolve open issues and attempt to generate broad consensus for the potential expansion of the sewer district and appropriation of funds for including individual lots into the sewer district that are within the Madaket Harbor and Long Pond watershed area.

*(William Grieder, Jr., et al)*

**ARTICLE 2**

**(Appropriation: Sewer Project/Madaket/Warren's Landing/Somerset)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Board of Selectmen, to pay costs of professional services for design, permitting, engineering, construction supervision, and other related professional services, for the construction, installation and equipping of the extension of

municipal sewer lines and associated infrastructure from the Surfside Wastewater Treatment Facility to the areas established in the Comprehensive Wastewater Management Plan Update adopted June 3, 2015 and described as “the Madaket, Warren’s Landing, and Somerset Needs Areas” including the payment of all costs incidental and related thereto, and acquisition of any interests in land as may be necessary or appropriate; and further to authorize said Board of Selectmen to acquire any such interests in land by purchase, gift, and/or eminent domain; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition 2 and ½ debt exclusion vote; or to take any other action related thereto.

*(Board of Selectmen/Sewer Commissioners)*

### ARTICLE 3

#### **(Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes)**

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding the following parcels located within the “Madaket/Warren’s Landing/Somerset Needs Areas” designated within the Comprehensive Wastewater Management Plan adopted June 3, 2015 to the Town Sewer District:

#### Madaket

Map	Parcel	Number	Street
60.2.4	79	1	A Street
60.2.4	78	3	A Street
60.2.4	70	4	A Street
60	138	2	Ames Avenue
60	135	4	Ames Avenue
60.2.4	58	6	Ames Avenue
60.2.4	56	8	Ames Avenue
59.4	214	1	Arkansas Avenue
59.4	215	3	Arkansas Avenue
59.4	216	5	Arkansas Avenue
59.4	133.2	6	Arkansas Avenue
59.4	217	7	Arkansas Avenue
59.4	133.1	8	Arkansas Avenue
59.4	218	9	Arkansas Avenue
59.4	134	10	Arkansas Avenue
59.4	219	11	Arkansas Avenue
59.4	135	12	Arkansas Avenue
59.4	158	13	Arkansas Avenue
59.4	136	14	Arkansas Avenue
59.4	159	15	Arkansas Avenue
59.4	137	16	Arkansas Avenue
59.4	220	17	Arkansas Avenue
59.4	138	18	Arkansas Avenue

59.4	46	19	Arkansas Avenue
59.4	139	20	Arkansas Avenue
59.4	51	21	Arkansas Avenue
59.4	140	22	Arkansas Avenue
59.4	62	23	Arkansas Avenue
59.4	141	24	Arkansas Avenue
59.3	11	25	Arkansas Avenue
59.3	12	25	Arkansas Avenue
59.4	142	26	Arkansas Avenue
59.4	6	27	Arkansas Avenue
59.4	143	28	Arkansas Avenue
59.4	144	30	Arkansas Avenue
59.4	145	34	Arkansas Avenue
59.4	146	36	Arkansas Avenue
59.4	147	38	Arkansas Avenue
59.4	148	40	Arkansas Avenue
59.4	149	42	Arkansas Avenue
59.4	150	44	Arkansas Avenue
59.4	151	46	Arkansas Avenue
59.4	152	48	Arkansas Avenue
59.4	153	50	Arkansas Avenue
59.4	154	52	Arkansas Avenue
59.4	155	54	Arkansas Avenue
59.4	156	56	Arkansas Avenue
59.4	157	58	Arkansas Avenue
59.4	33	60	Arkansas Avenue
59.4	34	62	Arkansas Avenue
59.4	35	64	Arkansas Avenue
59.4	36	66	Arkansas Avenue
59.4	38	68	Arkansas Avenue
59.4	39	70	Arkansas Avenue
59.4	40	72	Arkansas Avenue
59.4	41	74	Arkansas Avenue
59.4	42	76	Arkansas Avenue
59.4	43	78	Arkansas Avenue
59.3	17	80	Arkansas Avenue
59.3	78	81	Arkansas Avenue
59.3	79	81	Arkansas Avenue
59.3	13	82	Arkansas Avenue
59.3	145	84	Arkansas Avenue
59.3	73	85	Arkansas Avenue
59.3	143	86	Arkansas Avenue
59.3	144	86	Arkansas Avenue
60.2.1	62	5	Baltimore Street
60	106	6	Baltimore Street

60.2.4	75	12	Baltimore Street
60.2.4	72	14	Baltimore Street
60.2.4	73	16	Baltimore Street
60.2.4	74	16	Baltimore Street
60.2.4	86	19	Baltimore Street
60.2.1	25	5	C Street
60.2.1	22	6	C Street
60.2.4	93	10	C Street
60.2.4	89	12	C Street
60.2.1	76	13	C Street
60.2.4	94		C Street
60	147	6	Chicago Street
59.3	174	3	Columbus Avenue
59.3	175	5	Columbus Avenue
59.3	113	7	Columbus Avenue
59.3	112	9	Columbus Avenue
59.3	212	10	Columbus Avenue
59.3	111	11	Columbus Avenue
59.3	173	12	Columbus Avenue
59.3	110	13	Columbus Avenue
59.3	172	14	Columbus Avenue
59.3	109	15	Columbus Avenue
59.3	171	16	Columbus Avenue
59.3	108	17	Columbus Avenue
59.3	107	19	Columbus Avenue
59.3	106	21	Columbus Avenue
38	93	2	Creek Lane
38	94	4	Creek Lane
38	95	6	Creek Lane
38	96	8	Creek Lane
38	97	10	Creek Lane
38	98	12	Creek Lane
38	99	14	Creek Lane
38	100	16	Creek Lane
38	101	18	Creek Lane
38	102	20	Creek Lane
38	103	22	Creek Lane
38	104	24	Creek Lane
38	105	26	Creek Lane
38	106	28	Creek Lane
38	107	30	Creek Lane
60.2.1	28	6	D Street
60.2.1	15	7	D Street
60.2.1	16	9	D Street
60.2.1	17	11	D Street



60.2.1	1	14	D Street
60.2.1	2	16	D Street
60.2.1	6	9	E Street
60.2.1	4	11	E Street
60.2.1	7.1	8	F Street
60.2.1	7.2	10	F Street
38	153	1	Fisher's Landing Road
38	154	2	Fisher's Landing Road
38	152	3	Fisher's Landing Road
38	157	4	Fisher's Landing Road
38	151	5	Fisher's Landing Road
38	150	7	Fisher's Landing Road
38	149	9	Fisher's Landing Road
38	148	11	Fisher's Landing Road
38	147	13	Fisher's Landing Road
59.3	96	1	Goose Cove Avenue
59.3	24	3	Goose Cove Avenue
59.3	23	5	Goose Cove Avenue
59.4	30	4	Goose Cove Way
59.4	367	5	Goose Cove Way
59.4	366	6	Goose Cove Way
60.1.2	65	1	H Street
60.1.2	54	5	H Street
60.1.2	22	11	H Street
59.4	181	4	I Street
59.4	74	7	I Street
60.1.2	32	9	I Street
59.4	261	2	L Street
59	29	1	Long Pond Drive
59	30	3	Long Pond Drive
59	27	4	Long Pond Drive
59	31	5	Long Pond Drive
59	26	6	Long Pond Drive
59	32	7	Long Pond Drive
59	25	8	Long Pond Drive
59	33	9	Long Pond Drive
59	24	10	Long Pond Drive
59	34	11	Long Pond Drive
59	23	12	Long Pond Drive
59	35	13	Long Pond Drive
59	22	14	Long Pond Drive
59	36	15	Long Pond Drive
59	21	16	Long Pond Drive
59	37	17	Long Pond Drive
59	20	18	Long Pond Drive

59	37.1	19	Long Pond Drive
59	19	20	Long Pond Drive
59	15	21	Long Pond Drive
59	18	22	Long Pond Drive
59	3	23	Long Pond Drive
59	17	24	Long Pond Drive
59.4	17	25	Long Pond Drive
59	16	26	Long Pond Drive
59.4	18	27	Long Pond Drive
59.4	109	28	Long Pond Drive
59.4	19	29	Long Pond Drive
59.4	15	30	Long Pond Drive
59.4	20	31	Long Pond Drive
59.4	108	32	Long Pond Drive
59.4	13	33	Long Pond Drive
59.4	14	34	Long Pond Drive
59.4	12	35	Long Pond Drive
59.4	117	36	Long Pond Drive
59.4	113	37	Long Pond Drive
59.4	116	38	Long Pond Drive
59.4	112	39	Long Pond Drive
59.4	115	40	Long Pond Drive
59.4	109	41	Long Pond Drive
59.4	114	42	Long Pond Drive
59.4	262	6	M Street
59.4	201	8	M Street
60	105	4	Macy Road
60	144	6	Macy Road
60	146	8	Macy Road
60	143		Macy Road
38	58.1	197 A	Madaket Road
59	58.1	199	Madaket Road
59	58.2	201	Madaket Road
59	51	203	Madaket Road
59	50	205	Madaket Road
59	49	207	Madaket Road
59	48	209	Madaket Road
59	47	211	Madaket Road
59	46	213	Madaket Road
59	45	215	Madaket Road
59	44	217	Madaket Road
59	43	219	Madaket Road
59	42	221	Madaket Road
59	41	223	Madaket Road
59	1.2	227	Madaket Road

59	2	229	Madaket Road
59.4	21	230	Madaket Road
38	10	231	Madaket Road
59.4	120.1	232	Madaket Road
59.4	120	234	Madaket Road
59.4	364	235	Madaket Road
59.4	119.1	238	Madaket Road
59.4	119	240	Madaket Road
59.4	10	241	Madaket Road
59.4	118.1	242	Madaket Road
59.4	118	244	Madaket Road
59.4	110	246	Madaket Road
59.4	16.1	248	Madaket Road
59.4	11	249	Madaket Road
59.4	213	250	Madaket Road
59.4	211	252	Madaket Road
59.4	210	253	Madaket Road
59.4	212	254	Madaket Road
59.4	265	255	Madaket Road
59.4	267	259	Madaket Road
59.4	268	261	Madaket Road
59.4	269	262	Madaket Road
59.4	271	264	Madaket Road
59.4	319	265	Madaket Road
59.4	273	266	Madaket Road
59.4	322	270	Madaket Road
59.4	356	271	Madaket Road
59.4	341	273	Madaket Road
59.4	329	274	Madaket Road
59.4	330	274	Madaket Road
59.4	331	274	Madaket Road
59.4	296	275	Madaket Road
59.4	335	277	Madaket Road
59.4	290	278	Madaket Road
59.4	291	280	Madaket Road
59.4	292	281	Madaket Road
59.4	68	282	Madaket Road
59.3	1	284	Madaket Road
60.2.1	67	291	Madaket Road
60.1.2	64	293	Madaket Road
60.2.1	70	300	Madaket Road
60.2.1	55	301	Madaket Road
60.2.1	54	303	Madaket Road
60.2.1	69	304	Madaket Road
60.2.1	51	305	Madaket Road

60.2.1	68	306	Madaket Road
60.2.1	50	307	Madaket Road
60.2.1	67	308	Madaket Road
60.2.1	66	310	Madaket Road
60.2.1	65	312	Madaket Road
60.2.1	45	313	Madaket Road
60.2.1	64	316	Madaket Road
60.2.1	38	317	Madaket Road
60.2.1	63	318	Madaket Road
60.2.1	35	321	Madaket Road
60.2.4	82	324	Madaket Road
60	104	326	Madaket Road
60	103	328	Madaket Road
60	102	330	Madaket Road
60	101	330	Madaket Road
60	100	332	Madaket Road
60.2.4	64.3	333	Madaket Road
60	141	334	Madaket Road
60.2.4	64.4	337	Madaket Road
60.2.4	64.2	341	Madaket Road
60.2.4	63	343	Madaket Road
60.2.4	63.1	345	Madaket Road
60	137	347	Madaket Road
60	130	353	Madaket Road
59.3	101	1	Midland Avenue
59.3	100	3	Midland Avenue
59.3	170	4	Midland Avenue
59.3	99	5	Midland Avenue
59.3	169	6	Midland Avenue
59.3	98	7	Midland Avenue
59.3	168	8	Midland Avenue
59.3	97	9	Midland Avenue
59.3	167	10	Midland Avenue
59.3	95	11	Midland Avenue
59.3	105	12	Midland Avenue
59.3	94	13	Midland Avenue
59.3	206	14	Midland Avenue
59.3	166	16	Midland Avenue
59.3	165	18	Midland Avenue
59.3	164	20	Midland Avenue
59.4	283	10	Mississippi Avenue
59.4	285	10	Mississippi Avenue
59.4	233	11	Mississippi Avenue
59.4	229/230		Mississippi Avenue
59.4	236/237		Mississippi Avenue

59.4	107	2	N. Cambridge Street
59.4	104	8	N. Cambridge Street
59.4	106	10	N. Cambridge Street
59.4	207	12	N. Cambridge Street
59.4	101	14	N. Cambridge Street
38	84	1	North Point
38	83	3	North Point
38	82	5	North Point
38	81	7	North Point
38	80	9	North Point
38	79	11	North Point
59.4	354	3	Oakland Street
59.4	348	7	Oakland Street
59.4	82	12	Oakland Street
59.4	255	14	Oakland Street
60.1.2	33		Oklahoma Avenue
60.1.2	38		Oklahoma Avenue
60.2.4	64	3	Pop's Lane
38	91	1	Ridge Lane
38	128	2	Ridge Lane
38	90	3	Ridge Lane
38	127	4	Ridge Lane
38	89	5	Ridge Lane
38	126	6	Ridge Lane
38	88	7	Ridge Lane
38	125	8	Ridge Lane
38	87	9	Ridge Lane
38	124	10	Ridge Lane
38	86	11	Ridge Lane
38	123	12	Ridge Lane
38	85	13	Ridge Lane
38	120	16	Ridge Lane
38	78	17	Ridge Lane
38	119	18	Ridge Lane
38	77	19	Ridge Lane
38	118	20	Ridge Lane
38	76	21	Ridge Lane
38	117	22	Ridge Lane
38	75	23	Ridge Lane
38	116	24	Ridge Lane
38	74	25	Ridge Lane
38	73	27	Ridge Lane
38	72	29	Ridge Lane
38	114	30	Ridge Lane
38	71	31	Ridge Lane



38	70	33	Ridge Lane
38	113	34	Ridge Lane
38	69	35	Ridge Lane
38	112	36	Ridge Lane
38	68	37	Ridge Lane
38	67	39	Ridge Lane
38	65	41	Ridge Lane
38	110	42	Ridge Lane
38	64	43	Ridge Lane
38	63	45	Ridge Lane
38	62	47	Ridge Lane
38	109	48	Ridge Lane
38	61	49	Ridge Lane
38	108	50	Ridge Lane
38	60	51	Ridge Lane
59.4	132.1	1	S. Cambridge Street
59.4	16	2	S. Cambridge Street
59.4	132.2	3	S. Cambridge Street
59.4	111	4	S. Cambridge Street
59.4	133	5	S. Cambridge Street
59.4	15.1	6	S. Cambridge Street
59.4	132	7	S. Cambridge Street
59.4	131	11	S. Cambridge Street
59.4	126	13	S. Cambridge Street
59.4	29	15	S. Cambridge Street
59.3	25	17	S. Cambridge Street
59.3	26	19	S. Cambridge Street
59.3	27	21	S. Cambridge Street
59.3	28	23	S. Cambridge Street
59.3	29	25	S. Cambridge Street
59.3	30	27	S. Cambridge Street
59.3	31	29	S. Cambridge Street
59.3	32	31	S. Cambridge Street
59.3	270.6	32	S. Cambridge Street
59.3	33	33	S. Cambridge Street
59.3	270.5	34	S. Cambridge Street
59.3	34	35	S. Cambridge Street
59.3	270.4	36	S. Cambridge Street
59.3	35	37	S. Cambridge Street
59.3	270.3	38	S. Cambridge Street
59.3	36	39	S. Cambridge Street
59.3	370.2	40	S. Cambridge Street
59.3	37	41	S. Cambridge Street
59.3	270.1	42	S. Cambridge Street
59.3	38	43	S. Cambridge Street

59.3	270	44	S. Cambridge Street
59.3	39	45	S. Cambridge Street
59.3	41	46	S. Cambridge Street
59.3	103	47	S. Cambridge Street
59.3	102	49	S. Cambridge Street
59.3	67	1	Starbuck Road
60	20	3	Starbuck Road
60	21	3	Starbuck Road
59.3	66.1	4	Starbuck Road
59.3	66	4	Starbuck Road
60	22	5	Starbuck Road
59.3	64	6	Starbuck Road
60	23	7	Starbuck Road
59.3	63	8	Starbuck Road
59.3	62	10	Starbuck Road
60	25	11	Starbuck Road
60	26	12	Starbuck Road
60	113	13	Starbuck Road
60	114	14	Starbuck Road
60	112	15	Starbuck Road
60	115	16	Starbuck Road
60	111	17	Starbuck Road
60	116	18	Starbuck Road
60	109	19	Starbuck Road
60	117	20	Starbuck Road
60	108	21	Starbuck Road
60	118	22	Starbuck Road
60	107	23	Starbuck Road
60	119	24	Starbuck Road
60	121	25	Starbuck Road
60	120	26	Starbuck Road
60	27	30	Starbuck Road
60	39	31	Starbuck Road
60	40	31	Starbuck Road
60	37	37	Starbuck Road
60	34	40	Starbuck Road
59.3	48	41	Starbuck Road
60	33	42	Starbuck Road
59.3	49	43	Starbuck Road
60	32	44	Starbuck Road
59.3	50	45	Starbuck Road
60	31	46	Starbuck Road
59.3	51	47	Starbuck Road
60	30	48	Starbuck Road
59.3	52	49	Starbuck Road

60	29	50	Starbuck Road
59.3	120	51	Starbuck Road
60	28	52	Starbuck Road
59.3	55	54	Starbuck Road
60	149	54R	Starbuck Road
59.3	129	56	Starbuck Road
59.3	135	58	Starbuck Road
59.3	176	59	Starbuck Road
59.3	140	60	Starbuck Road
59.3	179	61	Starbuck Road
59.3	141	62	Starbuck Road
59.3	242	63	Starbuck Road
59.3	69	64	Starbuck Road
59.3	68	66	Starbuck Road
59.4	67.1	67	Starbuck Road
59.4	67.2	69	Starbuck Road
59.4	69	71	Starbuck Road
59.3	65		Starbuck Road
60.2.4	83	1	Tennessee Avenue
60.2.4	84	2	Tennessee Avenue
60.1.2	21	6	Tennessee Avenue
60.1.2	8	9	Tennessee Avenue
60.1.2	4	10	Tennessee Avenue
60.1.2	5	12	Tennessee Avenue
60.1.2	6	14	Tennessee Avenue
60.1.2	43	15	Tennessee Avenue
60.1.2	18	18	Tennessee Avenue
60.1.2	47	19	Tennessee Avenue
60.1.2	56	21	Tennessee Avenue
60.1.2	25	22	Tennessee Avenue
60.1.2	57	23	Tennessee Avenue
60.1.2	27	24	Tennessee Avenue
60.1.2	60	25	Tennessee Avenue
60.1.2	29	26	Tennessee Avenue
60.1.2	31	28	Tennessee Avenue
60.1.2	41	32	Tennessee Avenue
59.4	75	34	Tennessee Avenue
59.4	247	35	Tennessee Avenue
59.4	79	36	Tennessee Avenue
59.4	245	37	Tennessee Avenue
59.4	253	38	Tennessee Avenue
59.4	365	39	Tennessee Avenue
59.4	84	40	Tennessee Avenue
59.4	259	41	Tennessee Avenue
59.4	310	43	Tennessee Avenue

59.4	88	44	Tennessee Avenue
59.4	89	46	Tennessee Avenue
59.4	202	51	Tennessee Avenue
59.4	95	52	Tennessee Avenue
59.4	94	52R	Tennessee Avenue
59.4	96	54	Tennessee Avenue
59.4	98	54R	Tennessee Avenue
59.4	363	55	Tennessee Avenue
59.4	6	58	Tennessee Avenue
59.4	8	60	Tennessee Avenue
59.4	102	61	Tennessee Avenue
59.4	103	63	Tennessee Avenue
38	155	2	The Grove
38	140	4	The Grove
38	141	6	The Grove
38	142	8	The Grove
38	143	10	The Grove
38	144	12	The Grove
38	145	14	The Grove
38	146	16	The Grove
59.3	58/59		Utah Avenue
38	129	7	Warren's Landing Road
60.2.4	81	1	Washington Avenue
60.2.1	29	3	Washington Avenue
60.2.4	35	4	Washington Avenue
60.2.4	66	6	Washington Avenue
60.2.1	36	7	Washington Avenue
60.2.1	40	9	Washington Avenue
60.2.1	23	10	Washington Avenue
60.2.1	41	11	Washington Avenue
60.2.1	24	12	Washington Avenue
60.2.1	42	15	Washington Avenue
60.2.1	44	17	Washington Avenue
60.2.1	14	18	Washington Avenue
60.2.1	48	19	Washington Avenue
60.2.1	13	20	Washington Avenue
60.2.1	12	22	Washington Avenue
60.2.1	11	24	Washington Avenue
60.2.1	52	25	Washington Avenue
60.2.1	53	27	Washington Avenue
60.1.2	66	41	Washington Avenue
59.4	243	51	Washington Avenue
59.4	294	53	Washington Avenue
59.4	299	54	Washington Avenue
59.4	347	56	Washington Avenue

59.4	315	62	Washington Avenue
59.4	361	68	Washington Avenue
59.4	266	69	Washington Avenue
38	138	1	West Way
38	132	2	West Way
38	137	3	West Way
38	133	4	West Way
38	136	5	West Way
38	134	6	West Way
38	135	7	West Way

Somerset

Map	Parcel	Number	Street
56	381	1	Austin Farm Road
56	359	2	Austin Farm Road
56	385	3	Austin Farm Road
56	384	5	Austin Farm Road
56	383	7	Austin Farm Road
56	367	8	Austin Farm Road
66	302	9	Austin Farm Road
56	368	10	Austin Farm Road
56	369	12	Austin Farm Road
65	76	20	Bartlett Farm Road
65	76.1	22	Bartlett Farm Road
65	86	24	Bartlett Farm Road
65	91	26	Bartlett Farm Road
65	90	28	Bartlett Farm Road
66	434	40	Bartlett Road
66	530	42	Bartlett Road
66	529	44	Bartlett Road
66	531	46	Bartlett Road
66	524	48	Bartlett Road
66	100	54	Bartlett Road
66	505	55	Bartlett Road
66	100.2	56	Bartlett Road
66	100.1	58	Bartlett Road
66	99	61	Bartlett Road
66	439	63	Bartlett Road
66	440	65	Bartlett Road



66	435	67	Bartlett Road
66	436	69	Bartlett Road
66	425	71	Bartlett Road
66	426	73	Bartlett Road
66	427.1	75A	Bartlett Road
66	427.2	75B	Bartlett Road
66	428	77	Bartlett Road
66	429	79	Bartlett Road
66	430	81	Bartlett Road
66	409	83	Bartlett Road
66	408	85	Bartlett Road
66	407	87	Bartlett Road
66	410	89	Bartlett Road
66	406	91	Bartlett Road
66	5	2	Catherine Lane
66	8	3	Catherine Lane
66	6	4	Catherine Lane
66	7	5	Catherine Lane
66	123	7	Catherine Lane
66	120	10	Catherine Lane
66	300	1	Clara Drive
66	299	3	Clara Drive
66	282	4	Clara Drive
66	283	6	Clara Drive
66	284	8	Clara Drive
66	291	9	Clara Drive
66	285	10	Clara Drive
66	290	11	Clara Drive
66	286	12	Clara Drive
66	289	13	Clara Drive
66	287	14	Clara Drive
66	288	15	Clara Drive
66	209	1	Doc Ryder Drive
66	221	2	Doc Ryder Drive
66	210	3	Doc Ryder Drive
66	220	4	Doc Ryder Drive
66	211	5	Doc Ryder Drive
66	219	6	Doc Ryder Drive

66	212	7	Doc Ryder Drive
66	218	8	Doc Ryder Drive
66	213	9	Doc Ryder Drive
66	217	10	Doc Ryder Drive
66	214	11	Doc Ryder Drive
66	216	12	Doc Ryder Drive
66	215	13	Doc Ryder Drive
66	177	1	Farm View Drive
66	176	2	Farm View Drive
66	178	3	Farm View Drive
66	179	5	Farm View Drive
66	180	7	Farm View Drive
66	181	9	Farm View Drive
66	183	10	Farm View Drive
66	182	11	Farm View Drive
66	507	1	Finback Lane
66	521	2	Finback Lane
66	508	3	Finback Lane
66	520	4	Finback Lane
66	509	5	Finback Lane
66	519	6	Finback Lane
66	510	7	Finback Lane
66	518	8	Finback Lane
66	511	9	Finback Lane
66	512	11	Finback Lane
66	513	13	Finback Lane
66	514	15	Finback Lane
66	515	17	Finback Lane
66	516	21	Finback Lane
66	517	23	Finback Lane
66	143	1	Golf View Drive
66	142	2	Golf View Drive
66	148	3	Golf View Drive
66	193	4	Golf View Drive
66	166	5	Golf View Drive
66	167	7	Golf View Drive
66	192	8	Golf View Drive
66	168	9	Golf View Drive

66	191	10	Golf View Drive
66	169	11	Golf View Drive
66	190	12	Golf View Drive
66	170	13	Golf View Drive
66	189	14	Golf View Drive
66	171	15	Golf View Drive
66	188	16	Golf View Drive
66	172	17	Golf View Drive
66	187	18	Golf View Drive
66	173	19	Golf View Drive
66	186	20	Golf View Drive
66	174	21	Golf View Drive
66	185	22	Golf View Drive
66	175	23	Golf View Drive
66	184	24	Golf View Drive
66	277	1	Hatch Circle
66	276	3	Hatch Circle
66	274	4	Hatch Circle
66	275	5	Hatch Circle
66	194	1	Hendersons Drive
66	206	2	Hendersons Drive
66	195	3	Hendersons Drive
66	205	4	Hendersons Drive
66	196	5	Hendersons Drive
66	204	6	Hendersons Drive
66	197	7	Hendersons Drive
66	203	8	Hendersons Drive
66	198	9	Hendersons Drive
66	202	10	Hendersons Drive
66	199	11	Hendersons Drive
66	201	12	Hendersons Drive
66	200	13	Hendersons Drive
66	301	2	High Brush Path
56	388	5	High Brush Path
56	370	8	High Brush Path
56	381	9	High Brush Path
56	374	15	High Brush Path
56	375	17	High Brush Path

56	376	19	High Brush Path
56	387	20	High Brush Path
56	377	21	High Brush Path
56	378	23	High Brush Path
56	379	25	High Brush Path
66	303	27	High Brush Path
66	446	1	Marble Way
66	446.1	1 #2	Marble Way
66	101	2	Marble Way
66	101.1		Marble Way
66	445	3	Marble Way
66	445.1	3 #2	Marble Way
66	102.1	4A	Marble Way
66	102	4B	Marble Way
66	444	5	Marble Way
66	444.1	5 #2	Marble Way
66	103	6	Marble Way
66	443.1	7 #2	Marble Way
66	442	9	Marble Way
66	442.1	9 #2	Marble Way
66	104	10	Marble Way
66	118	11	Marble Way
66	118.1	11 #2	Marble Way
66	105	12	Marble Way
66	119	13	Marble Way
66	106	14	Marble Way
66	106.1	16	Marble Way
66	75	2	Mikes Drive
66	76	4	Mikes Drive
65	89	3	Mioxes Way
65	87	4	Mioxes Way
65	88	6	Mioxes Way
56	366	1	New Hummock Circle
56	360	2	New Hummock Circle
56	365	3	New Hummock Circle
56	361	4	New Hummock Circle
56	364	5	New Hummock Circle
56	362	6	New Hummock Circle

56	363	8	New Hummock Circle
56	114	14	Oak Hollow
66	281	3	Raceway Drive
66	271	4	Raceway Drive
66	280	5	Raceway Drive
66	272	6	Raceway Drive
66	279	7	Raceway Drive
66	273	8	Raceway Drive
66	278	9	Raceway Drive
66	442.2	1 #1	Sleepy Hollow
66	118.2	2 #1	Sleepy Hollow
66	443	3	Sleepy Hollow
66	443.2	3	Sleepy Hollow
66	107.2	4	Sleepy Hollow
66	444.2	5 #1	Sleepy Hollow
66	453.2	6 #1	Sleepy Hollow
66	445.2	7 #1	Sleepy Hollow
66	452.2	8 #1	Sleepy Hollow
66	446.2	9 #1	Sleepy Hollow
66	451.2	10 #1	Sleepy Hollow
66	450.2	12 #1	Sleepy Hollow
66	449.2	14	Sleepy Hollow
66	448.2	16 #1	Sleepy Hollow
66	447.2	18 #1	Sleepy Hollow
56	301	8	Somerset Lane
56	464	8A #1	Somerset Lane
56	468	8B #2	Somerset Lane
56	300	10	Somerset Lane
56	55	12	Somerset Lane
66	2	14	Somerset Lane
66	3	16	Somerset Lane
66	4	18	Somerset Lane
66	4.1	20	Somerset Lane
66	9	22	Somerset Lane
66	125	24	Somerset Lane
66	10	26	Somerset Lane
66	134.4	27	Somerset Lane
66	70	28	Somerset Lane

66	134.3	29	Somerset Lane
66	71	30	Somerset Lane
66	134.2	31	Somerset Lane
66	72	32	Somerset Lane
66	134.1	33	Somerset Lane
66	73	34	Somerset Lane
66	135.6	35	Somerset Lane
66	135.3	37	Somerset Lane
66	135.4	39	Somerset Lane
66	74	40	Somerset Lane
66	135.5	41	Somerset Lane
66	77	42	Somerset Lane
66	135.2	43 #1	Somerset Lane
66	78	44	Somerset Lane
66	523	46	Somerset Lane
66	93	52	Somerset Road
66	94	54	Somerset Road
66	92	55	Somerset Road
66	95	56	Somerset Road
66	91	57	Somerset Road
66	96 (97)	58 (60)	Somerset Road
66	90	59	Somerset Road
66	89	61	Somerset Road
66	136	62	Somerset Road
66	88	63	Somerset Road
66	87	65	Somerset Road
66	86	67	Somerset Road
66	447	68	Somerset Road
66	447.1	68 #2	Somerset Road
66	85	69	Somerset Road
66	448	70	Somerset Road
66	448.1	70 #2	
66	449	72	Somerset Road
66	449.1	72 #2	Somerset Road
66	450	74	Somerset Road
66	450.1	74 #2	Somerset Road
66	451	76	Somerset Road
66	451.1	76 #2	Somerset Road

66	84	77	Somerset Road
66	452	78	Somerset Road
66	452.1	78 #2	Somerset Road
66	83	79	Somerset Road
66	453	80	Somerset Road
66	453.1	80 #2	Somerset Road
66	82	81	Somerset Road
66	107	82	Somerset Road
66	107.1	82 #2	Somerset Road
66	81	83	Somerset Road
66	80	85	Somerset Road
66	404	86	Somerset Road
66	539	86 ½	Somerset Road
66	79	87	Somerset Road
66	405	88	Somerset Road
66	135.1	89	Somerset Road
66	135.7	89 #2	Somerset Road
66	135	91	Somerset Road
66	147	97	Somerset Road
66	222	98	Somerset Road
66	146	99	Somerset Road
66	145	101	Somerset Road
66	144	103	Somerset Road
66	208	104	Somerset Road
66	207	108	Somerset Road
66	141	109	Somerset Road
66	140	111	Somerset Road
66	223	112	Somerset Road
66	139	113	Somerset Road
66	138	115	Somerset Road
66	137	117	Somerset Road
66	149	118	Somerset Road
66	151	126	Somerset Road
66	534	128	Somerset Road
66	533	128 1/2	Somerset Road
66	532	130	Somerset Road
66	150	130 1/2	Somerset Road
66	163	132	Somerset Road

66	152	1	Swayze's Drive
66	165	2	Swayze's Drive
66	153	3	Swayze's Drive
66	164	4	Swayze's Drive
66	154	5	Swayze's Drive
66	163	6	Swayze's Drive
66	155	7	Swayze's Drive
66	162	8	Swayze's Drive
66	156	9	Swayze's Drive
66	161	10	Swayze's Drive
66	157	11	Swayze's Drive
66	160	12	Swayze's Drive
66	158	13	Swayze's Drive
66	159	14	Swayze's Drive
66	298	1	Todd Circle
66	292	2	Todd Circle
66	297	3	Todd Circle
66	293	4	Todd Circle
66	296	5	Todd Circle
66	294	6	Todd Circle
66	295	7	Todd Circle
66	150.1	2	West Miacomet Road
81	160	4	West Miacomet Road
81	161	6	West Miacomet Road
81	164	6 1/2	West Miacomet Road
81	162	8	West Miacomet Road
81	150	12	West Miacomet Road

All as shown on maps entitled "October 17, 2016 Special Town Meeting Sewer District Map Changes" dated August, 2016 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen/Sewer Commissioners)*

#### ARTICLE 4

##### **(Long-term Lease Extension Authorization - Academy Hill Property)**

To see if the Town will vote to authorize the Board of Selectmen to extend the lease of the Academy Building located at 4 Westminster Street, on such terms and conditions as the Board of Selectmen determine to be in the best interests of the Town,



for an additional 20 year period beyond what was authorized under Article 34 of the 1980 Annual Town Meeting, so that the extended lease would terminate on March 26, 2076, and, if necessary, to authorize the Board of Selectmen to file a Home Rule Petition exempting the lease extension from the public bidding requirements of G. L. c. 30B, § 16; or to take any other action related thereto.

*(Board of Selectmen)*

## ARTICLE 5

### **(Suspension of Our Island Home Funding Request; Establishment of Work Group)**

To see if the Town will vote to: suspend until the next Annual Town Meeting, any and all consideration and final decisions regarding the relocation, design, staffing, site control, and demographics of Our Island Home, the purpose of such deferral being to immediately create a workgroup to resolve financial and otherwise unanswered questions or open issues. Such a workgroup shall consist of two members of the Friends of Our Island Home, two members of the Our Island Home Family Council, a member from the Town Finance department or Finance Committee, a representative from the Board of Selectmen, a representative from Our Island Home Administration, and two Citizen-at-Large positions – one chosen by the BOS, one chosen by proponents of this article, and to include information, reports and input without limit from the Town of Nantucket's previously and/or currently engaged consultants as may be requested by the workgroup for the various aspects of implementing a new plan for the future Our Island Home. The first meeting of the new workgroup shall take place no later than November 1, 2016. Or to take any other action related thereto.

*[The Board of Selectmen, upon advice and consent of the workgroup, may make constructive changes to the language of the mission of the workgroup as may be necessary or advisable toward perfecting the role of the workgroup in order to achieve the intent of this article, which is to resolve open issues and attempt to generate broad consensus for the successful future of Our Island Home while improving and maintaining the existing facility during the development of our new facility.]*

*(Frances E. Karttunen, et al)*

## ARTICLE 6

### **(Land Bank: Bond Refinancing)**

To see if the Town will vote to pledge the full faith and credit of the Town under Chapter 669 of the Acts of 1983, as amended, to secure the principal of and interest on bonds or notes of the Nantucket Islands Land Bank to be issued to (a) refinance all or part of the remaining principal and redemption premium of, and interest on, the Land Bank's \$15,095,000 2007 Series A Bonds (Full Faith and Credit Issue) dated December 1, 2007, and (b) fund any debt service reserve or reserves that may be required in connection with the refinancing, provided that the amount of such bonds or notes of the Land Bank guaranteed by the Town pursuant to any vote passed under this article shall be in addition to amounts of Land Bank indebtedness that the Town has previously agreed to guarantee; or, to take any action relative thereto.

*(Board of Selectmen for Nantucket Islands Land Bank Commission)*

**ARTICLE 7**  
**(Appropriation: Airport)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds for the purposes of supplemental funding for the following capital projects for the Airport, including other costs incidental and related thereto; or, to take any other action related thereto:

PROJECT	ARTICLE/TOWN MEETING	ORIGINAL APPROPRIATION
Replace Flight Information Display System and Public Address System	Article 12/2016 Annual Town Meeting	\$375,000
Costs Associated with Hardware and Software for Airport Security Purposes	Article 12/2016 Annual Town Meeting	\$200,000
Costs Associated with Renovation of Vault Room and Equipment Replacement	Article 12/2016 Annual Town Meeting	\$1,000,000

*(Board of Selectmen for Airport Commission)*

**ARTICLE 8**  
**(Appropriation: Lined Landfill Cell)**

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Board of Selectmen, to supplement the previous appropriations for the following capital project for the Solid Waste Enterprise Fund, including the costs of professional services for design, permitting, engineering, construction supervision, materials, and other related professional services and any other costs incidental and related thereto; and to take any other action related thereto:

PROJECT	ARTICLE/TOWN MEETING	ORIGINAL APPROPRIATION
Costs Associated with New Lined Landfill Cell Engineering and Construction	Article 14/2015 Annual Town Meeting	\$1,000,000
Costs Associated with Closure of Lined Landfill Cell 3C	Article 12/2016 Annual Town Meeting	\$500,000

*(Board of Selectmen)*

## ARTICLE 9

### (Appropriation: Fire Department)

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, to be spent by the Town Manager with the approval of the Board of Selectmen, to pay costs for the acquisition, placement, professional services, and associated utility and other connections for an office trailer unit and any other costs incidental and related thereto; and to take any other action related thereto.

*(Board of Selectmen)*

## ARTICLE 10

### (Appropriation: General Fund)

To see what sums the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds for the purposes of supplemental funding for the following capital projects for the Town of Nantucket; or, to take any other action related thereto:

PROJECT	ARTICLE/TOWN MEETING	ORIGINAL APPROPRIATION
Polpis Harbor Dredging	Article 10/2013 Annual Town Meeting	\$82,000

*(Board of Selectmen)*

## ARTICLE 11

### (Real Estate Acquisition: 40 Sparks Avenue)

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain the fee interest in the parcel identified below for general municipal purposes, including without limitation funeral home purposes by a non-profit entity pursuant to Chapter 261 of the Acts of 2014, or for purposes of conveyance; and further if the property is acquired for the purposes of conveyance, to further authorize the Board of Selectmen to sell, lease or otherwise dispose of the fee or lesser interests in all or any portion thereof for a public purpose including without limitation, funeral home purposes by a non-profit entity pursuant to Chapter 261 of the Acts of 2014, subject to MGL Chapter 30B, any such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate:

- Assessors Map 55 Parcel 602 known as 40 Sparks Avenue

As shown on a plan entitled "Plan of Land in Nantucket, Mass." dated December 19, 1997 on file at the Nantucket Planning Board as Plan File 6235.

And to see if the Town will vote to borrow, appropriate, or transfer \$400,000 from the Reserve Fund for such purposes.

Or to take any other action related thereto.

*(Catherine Flanagan Stover, et al)*

#### ARTICLE 12

##### **(Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes)**

To see if the Town will vote to: amend the Siasconset Sewer District, as established under the Nantucket Code, Chapter 41, Section 3.B, by adding to it the following parcel:

Assessor's Map 49, Parcel 91: 85 Sankaty Road, Siasconset

*(Arthur I. Reade, Jr., et al)*

#### ARTICLE 13

##### **(Zoning Map Change: LUG-2 to LUG-1 - 106 and 108 Surfside Road)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the Limited Use General 2 (LUG-2) district, in the Limited Use General 1 (LUG-1) district:

Map	Lot	Number	Street
67	80	106	Surfside Road
80	5	108	Surfside Road
Parcels 7, 8, 9, 10, and 11 as shown on Plan No. 2014-52 filed with the Nantucket Registry of Deeds			

All as shown on a map entitled "2016 Special Town Meeting Warrant Article 13 Zoning Map Change: LUG-2 to LUG-1 - 106 and 108 Surfside Road" dated August, 2016 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen)*

#### ARTICLE 14

##### **(Zoning Bylaw (Town and Country Overlay District) and Sewer District Amendment: 4, 6, and 8 Hawthorne Lane)**

To see if the Town will vote to amend the Code of the Town of Nantucket by taking the following actions (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikethrough; these methods to denote changes are not meant to become part of the final text and, further, that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

1. Amend Chapter 139 (Zoning), section 4E, by placing the following properties currently located in the Country Overlay District in the Town Overlay District:

Map	Lot	Number	Street
56	215	4	Hawthorne Lane
56	216	6	Hawthorne Lane
56	220	8	Hawthorne Lane

2. Amend Chapter 41 (Board of Sewer Commissioners), section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding the following properties to the Town Sewer District:

Map	Lot	Number	Street
56	215	4	Hawthorne Lane
56	216	6	Hawthorne Lane
56	220	8	Hawthorne Lane

All as shown on a map entitled "2016 Special Town Meeting Warrant Article \_\_\_\_: Zoning Bylaw (Town and Country Overlay District) and Sewer District Amendment: 4, 6, and 8 Hawthorne Lane" dated \_\_\_\_\_, 2016 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Terry Sanford, et al)*

#### ARTICLE 15

**(Zoning Map Change: LUG-2 to LUG-1 Surfside West - South Shore Road, Rachel Drive, Zachary Way, Tripp Drive, Correia Lane, Felcon Drive and Marilyn Lane, Masaquet Avenue, Morgan Square)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties identified in the Surfside Area Plan as a portion of "Surfside West", currently located in the Limited Use General 2 (LUG-2) zoning district, to the Limited Use General (LUG-1) zoning district:

Map	Lot	Number	Street
80	52	1	Zachary Way
80	51	8	Tripp Drive
80	51.1	12	Tripp Drive
80	51.2	4	Tripp Drive
80	51.3	2	Tripp Drive
80	53	3	Rachel Drive
80	53.1	47	South Shore Road
80	53.2	43	South Shore Road
80	53.3	2	Rachel Drive
80	53.4	4	Rachel Drive

80	53.5	5	Rachel Drive
80	54	16	Correia Lane
80	55	17	Correia Lane
80	56	15	Correia Lane
80	57	13	Correia Lane
80	58	9	Correia Lane
80	58.1	11	Correia Lane
80	59	12	Correia Lane
80	60	8	Correia Lane
80	61	4	Correia Lane
80	62	34	South Shore Road
80	63	3	Correia Lane
80	64	33	South Shore Road
80	115	52	South Shore Road
80	117	42	South Shore Road
80	118	36	South Shore Road
80	177	32	South Shore Road
80	294	1	Felcon Drive
80	296.1	29A	South Shore Road
80	296.2	29B	South Shore Road
80	296.3	29C	South Shore Road
80	296.4	29D	South Shore Road
80	311	53	South Shore Road
80	312	2	Zachary Way
80	313	3	Zachary Way
80	326	3	Marylin Lane
80	329	5	Felcon Drive
80	330	9	Felcon Drive
80	331	11	Felcon Drive
80	193	8	Masaquet Avenue
87	3.1	4	Morgan Square
87	3.2	2	Morgan Square
80	310	14	Tripp Drive

All as shown on a map entitled "2016 Special Town Meeting Warrant Article \_\_ Zoning Map Change: LUG-2 to LUG-1 Surfside West - South Shore Road, Rachel Drive, Zachary Way, Tripp Drive, Correia Lane, Felcon Drive, and Marilyn Lane, Masaquet Avenue, Morgan Square)" dated July 2016 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Leona Tripp, et al)*

#### **ARTICLE 16**

##### **(Zoning Map Change: LUG-2 to R-40 - 4 Daffodil Lane)**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the property at 4 Daffodil Lane shown on Tax Assessor's Map 68 as Parcel 719, currently located in the Limited Use General 2 (LUG-2) district in the Residential 40 (R-40) district, as shown on a map entitled "2016 Special Town Meeting Warrant Article \_\_\_\_ Zoning Map Change: LUG-2 to R-40 - 4 Daffodil Lane" dated May 2016 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Gina LeBrecht, et al)*

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Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at the time and place of meeting and election aforesaid.

Given under our hands this 17<sup>th</sup> day of August in the year Two Thousand Sixteen.

\_\_\_\_\_  
James R. Kelly, Chairman

\_\_\_\_\_  
Dawn E. Hill Holdgate, Vice Chairman

\_\_\_\_\_  
Rick Atherton

\_\_\_\_\_  
Robert DeCosta

\_\_\_\_\_  
Matthew G. Fee

#### SELECTMEN OF NANTUCKET, MA

Pursuant to Chapter 39, section 10 of the General Laws of the Commonwealth and the Warrant adopted August 17, 2016 I have notified and warned the inhabitants of the Town of Nantucket qualified to vote in Town affairs to appear at the times and place and for the purposes within mentioned by posting said notification on \_\_\_\_\_ at the Stop & Shop on Pleasant Street, the Town and County Building at 16 Broad Street; and upon the Bulletin Boards at the corner of Main and Federal Streets, and Siasconset Square.

Sworn to under pains and penalties of perjury,

\_\_\_\_\_  
Catherine Flanagan Stover, Constable